

Monmouthshire Replacement Local Development Plan 2018-2033
EXAMINATION

AGENDA

for

Hearing Session 11 on Wednesday 7th October 2026 commencing at 10.00am

Virtual Hearing

Site Allocations

Issue - Are the allocated sites soundly based and capable of delivering development over the Plan period?

1. Introduction

2. Inspectors' questions regarding the following site allocationsⁱ:

- a. Policy HA3 - Land at Moun-ton Road, Chepstowⁱⁱ
 - i. Best and Most Versatile Agricultural Land: How would allocation of this specific site comply with paragraph 3.59 of Planning Policy Wales
 - ii. Traffic impact
 - iii. Air quality
 - iv. Infrastructure – capacity of health care provision
 - v. Deliverability
 - vi. Proposed amendments relevant to Policy HA3 in Deposit RLDP Schedule of Proposed Changes (August 2026) [ED29]
- b. Policy EA1d - Newhouse Industrial Estate, Chepstow
 - i. Proposed amendments relevant to Policy EA1d in Deposit RLDP Schedule of Proposed Changes (August 2026) [ED29]
- c. Policy W3c - Newhouse Industrial Estate, Chepstow
- d. Policy HA9 - Land at Former MOD, Caerwent
 - i. Proposed amendments relevant to Policy HA9 in Deposit RLDP Schedule of Proposed Changes (August 2026) [ED29]
 - ii. Sewerage
 - iii. Biodiversity considerations
- e. Policy EA1I - Land at Former MOD Site, Caerwent
 - i. Permitted uses
- f. Policy HA13 - Land adjacent to Piercefield Public House, St Arvans

- i. Proposed amendments relevant to Policy HA13 in Deposit RLDP Schedule of Proposed Changes (August 2026) [ED29]
 - ii. Criterion b) of Policy HA13
 - iii. Criterion c) of Policy HA14
- g. Policy HA14 - Land at Churchfields, Devauden
 - i. Proposed amendments relevant to Policy HA14 in Deposit RLDP Schedule of Proposed Changes (August 2026) [ED29]
 - ii. Delivery time-scale

3. Closing

Action Point(s) Discussion

ⁱ Should the Council have site-specific information to provide in relation to the effect of the allocations on phosphorus levels in riverine Special Areas of Conservation, and any implications for site delivery, it should raise this under the appropriate agenda item. Otherwise, the Inspectors will proceed on the basis that the Council's plan-wide approach to the matter, as set out in its previous hearing statements and discussed at Hearing Session 1, constitute its complete response and need not be repeated in Hearing Session 11.

ⁱⁱ Participants are asked to familiarise themselves with the:

- Statement by Monmouthshire County Council – HA3 (M11/1.2);
- Monmouthshire County Council's Air Quality Progress Report 2025 (M/11/1.2a);
- Position Statement between Monmouthshire County Council (Local Planning Authority) and Welsh Government Highways (M11/1.2c);
- Statement of Common Ground between Monmouthshire County Council and Barwood Development Securities Ltd – HA3 Land at Mounton Road, Chepstow; and
- The Council's response to their representation(s) in Report of Consultation; Appendix 12 Deposit RLDP Representation Responses Volume 9b – Residential Allocations HA3 (SD42).